



PRINCETON

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NOTICE OF PLANNING & ZONING COMMISSION MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS July 18, 2022

The Planning & Zoning Commission of the City of Princeton will meet in Regular Meeting Session on July 18, 2022 at 6:00 PM Princeton Municipal Center 2000 East Princeton Dr. Princeton, Texas 75407 to discuss the following

Sherry Campbell,
Vice Chair

Kyle Sutton,
Chair

Robert Bellon,
Member

Chris Cooper,
Member

Robin Forsythe,
Member

CALL TO ORDER

ROLL CALL

Kyle Sutton
Sherry Campbell
Robert Bellon Jr.,
Chris Cooper
Robin Forsythe

PLEDGE OF ALLEGIANCE

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

PUBLIC APPEARANCE

Speakers are allowed 3 minutes to speak. The Planning & Zoning Commission is unable to respond or to discuss any issues that are brought up during this section that are not on the agenda, other than to make statements of specific factual information in response to a speaker's inquiry or to recite existing policy in response to any inquiry.

CONSENT AGENDA

All consent agenda items listed are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

MINUTES

Possible approval of the Princeton Planning & Zoning Special meeting minutes of June 21, 2022.

[P&Z MINUTES COMMISSION SPECIAL MEETING MINUTES JUNE 21, 2022.pdf](#)

REGULAR AGENDA

Public Hearing - ZA20211246 - Zoning Map Amendment Discussion and possible action and recommendation to City Council regarding a request from Starlight Homes Texas LLC for a zone map amendment for a Planned Development for a property being a 61.87 acre tract of land in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report ZA20211246 with Exhibits.pdf](#)

Public Hearing - ZA20221230 - Zoning Map Amendment Discussion and possible action and recommendation to City Council regarding a request from Retail Partners LLC for a zone map amendment for a Planned Development for a property being a 7.68 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report ZA20221230 with Exhibits.pdf](#)

Public Hearing - ZA20221433 - Zoning Map Amendment Discussion and possible action and recommendation to City Council regarding a request from Tasacom Investments LLC for a zone map amendment for a Planned Development for a property being a 28.451 acre tract of land in the Rufus Sewer Survey, Abstract No. 873, City of Princeton, Collin County, Texas.

[Staff Report ZA20221433 with Exhibits.pdf](#)

Public Hearing - ZA20221452 - Zoning Map Amendment Discussion and possible action and recommendation to City Council regarding a request from Princeton Estates TX LLC for a zone map amendment for a Planned Development for a property being a 80.0 acre tract of land in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report ZA20221452 with Exhibits.pdf](#)

PL20220618 - Preliminary Plat

Discussion and possible action and recommendation to the City Council regarding a request from GRBK Edgewood, LLC for preliminary plat approval for a property being a 427.09 acre tract of land in the William D.

Thompson Survey, Abstract No. 892, City of Princeton, Collin County, Texas.

[Staff Report PL20220618 with Exhibits.pdf](#)

FP20210052 Final Plat

Discussion and possible action regarding a request from GRBK Edgewood, LLC for final plat approval for a property being a 35.86 acre tract of land in the Rufus Sewell Survey, Abstract No. 873, City of Princeton, Collin County, Texas.

[Staff Report FP20210052 - Eastridge PH 1B with Exhibits.pdf](#)

PL20212597 - Preliminary Plat

Discussion and possible action and recommendation to the City Council regarding a request from Shoolin Ventures, LLC for preliminary plat approval for a property being a 19.99 acre tract of land in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report PL20212597 with Exhibits.pdf](#)

INFORMATION

1. Next Meeting: August 15, 2022
2. Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time.
3. Update on ongoing projects.
4. Update regarding the Capital Improvement Advisory Committee

ADJOURNMENT

CERTIFICATE

I hereby certify the above Notice of Meeting was posted at the Princeton Municipal Center @ ^{12:15 pm, July 15,} 2022 and copies thereof were delivered to the Planning & Zoning Chairperson, Vice Chairperson, and Commissioners.



Craig Fisher, Planning Manager

STATEMENT FOR ADA COMPLIANCE

The City of Princeton acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e., sign interpretation services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Princeton sponsored public programs, services and/or meetings, the City requests the individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Amber Anderson, City Secretary, or other designated official at 972-734-2416. The Planning & Zoning Commission reserves the right to consult in executive session with its attorney and to receive legal advice regarding any item listed on this agenda pursuant to Section 551.071(b).